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**CENTURY 21 In Town Realty**  
421 Pacific Street  
Vancouver, BC  
V6Z 2P5

**3465 Edgemont Blvd, North Vancouver, BC, V7R 2P4, Canada**



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<b>Property Value</b>	sold for sold for \$975,000
<b>Type</b>	House
<b>Basement</b>	Unfinished
<b>Parking</b>	2 cars
<b>Year Built</b>	1949
<b>Taxes</b>	\$6183.31
<b>Living Area</b>	2,230 sq.ft.
<b>Lot Frontage</b>	70 ft
<b>Lot Depth</b>	115 ft
<b>Lot Size Area</b>	8,050 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full
<b>School District</b>	North Vancouver

## Description

Desirable Edgemont under \$1M! This property is on a 8050sqft flat lot and is being sold as lot value. This home needs some mjoy LOVE and renos or build your dream home! Located 1 block to Edgemont Village, walking distance to Highland Elementary and Handsworth Catchment. Potential to be suited in the unfinished basement. Fantastic sunny backyard. Newer roof and new sundeck. Priced \$56,000 under tax assessment.



